



2040 Eagle Street N
Development Proposal

Business Description

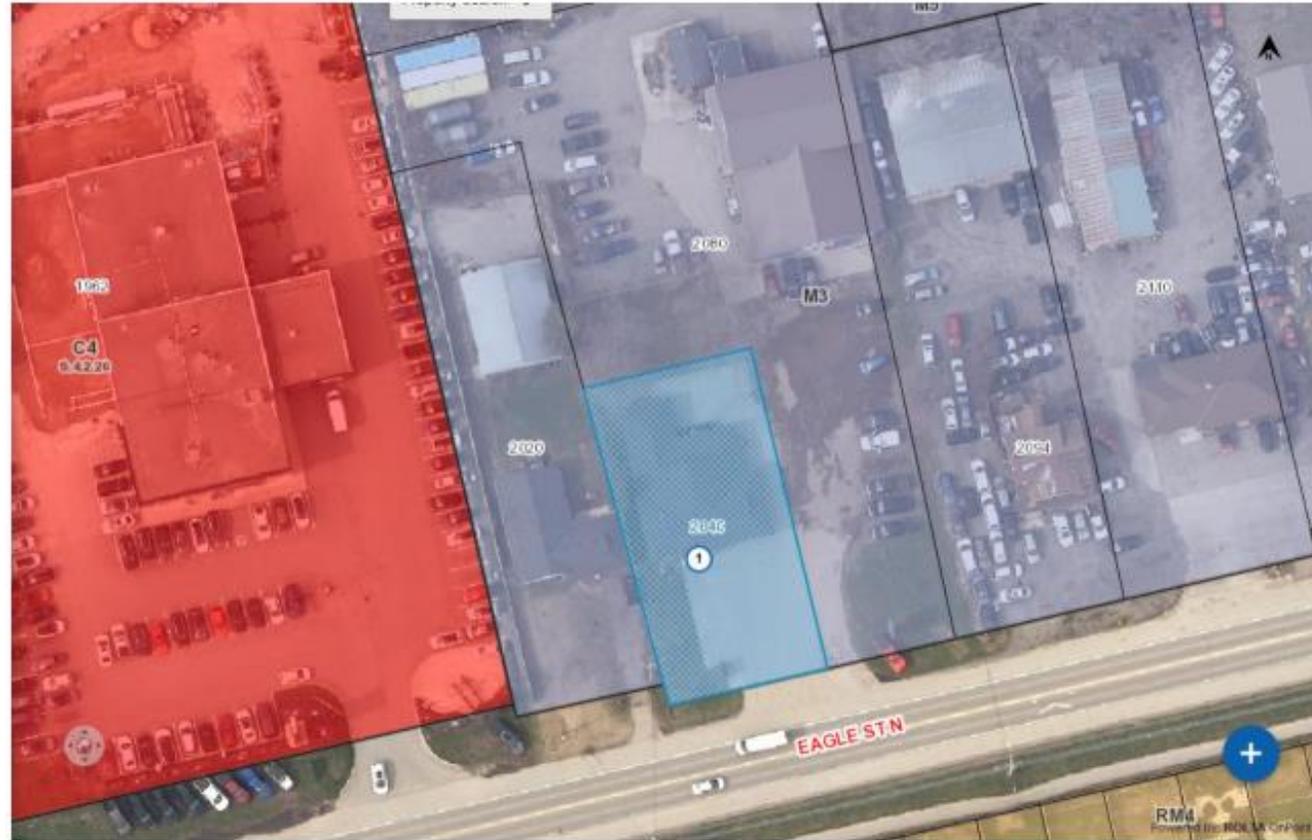


- ReAlign Natural Health clinic has been located at 2445 Eagle St N since 2007, offering families in Cambridge and the surrounding areas the following:
 - Chiropractic services
 - Physiotherapy services
 - Massage services
- Dr. Mark Guker and wife Jenn Guker own and operate the business.

Subject Property

- The Subject Site is designated Industrial Employment Corridor by the City's Official Plan and zoned Industrial M3 by the City's Zoning By-law No. 150-85.
- Presently, medical uses are only permitted within the Industrial – Employment Corridor designation on a limited basis within industrial malls provided the uses are compatible with the development and operation of industrial uses.
- The Subject Site has been used commercially since 1986.

Subject Property – Air Map



Proposed Development

- Proposing an Official Plan and Zoning By-law amendment to establish a site-specific policy for the subject lands, as well as a site-specific by-law which would permit medical uses in a sole building within the current ‘Industrial – Employment Corridor’ designation and the M3 zone.

Conclusion

- The proposed Official Plan and Zoning By-law Amendments are appropriate for the following reasons:
 - It is consistent with the policies of the Provincial Policy Statement (2020);
 - It conform to the policies of the Growth Plan for the Greater Golden Horseshoe;
 - It conform to the policies of the Region of Waterloo Official Plan;
 - It conform to the intent of the City of Cambridge Official Plan;
 - The Subject Site will provide a mixed use by adding medical to the Built-Up Area of the City of Cambridge;
 - Approval of the Subject Site will enhance the accessibility to medical services in the community. It is therefore our opinion that the proposed applications are appropriate, represent good planning, and should be approved.